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George F. Goosmann, III, Mayor
Fran G. Cogburn, Mayor-Pro Tem
E. Glenn Kelly, Commissioner
Doris P. Loomis, Commissioner

Jonathan B. Kanipe,
Town Manager

MEMORANDUM

To: Mayor and Board of Commissioners

From: Jonathan Kanipe, Town Manager

Re: Public Works Building Update

Date: November 8, 2018

Background

Last month, the Board approved an agreement with Beverly-Grant to act as the Construction Manager at Risk for this project. This followed on the heels of the Local Government Commission approving the Town's debt service for \$800,000 with BB&T. The Town's public works staff has worked diligently to remove all equipment and materials from the building. The Town is utilizing four (4) storage containers for storage and has outfitted a portion of the existing Public Works materials shed for its workbench and a workspace during construction. The staff has done a great job making this move as seamlessly as possible. The Public Works and Police Departments have worked collaboratively and the public works director and staff are utilizing portions of the upstairs training room at the Police Department during construction. Many files, maps, paperwork, and other incidentals were relocated to the Town Hall's Board Room for storage.

Monthly Progress

Site preparation and mobilization began in earnest the week of October 23rd. Temporary construction fencing was placed around the building on October 29, and requests were made to utilities to pull the power and natural gas meters for the building. At this point, it was discovered that the Police Department's radio communications were powered from the Public Works building. This resulted in developing a temporary solution to ensure radio communications were not lost, and the Town is currently working with Beverly-Grant and the electrical sub-contractor to develop a permanent solution for providing this power. The result of this will be a better and more reliable power system for the Police Department's radio communications.

Beverly-Grant and ClarkNexsen met to review a potential change in the roofing and framing plan for the southernmost portion of the building. The original demolition plan included preserving a portion of the southernmost roof gable framing and roof structure. However, the supporting walls for these portions of the building were planned for removal and the demolition company and contractor raised concerns about shoring the existing roof and gable on this end for piecemeal demolition. The Town agreed to amend the demolition plan to remove this portion. This

resulted in significant improvements for the overall product and cost savings for the Town. The cost savings will cover the replacement of a 2-inch concrete slab with a new 6-inch concrete slab in the storage and mechanical area. The new roof and framing system will be significantly stronger and higher quality. Both the architect and contractor believe this change will result in a much better overall product and the final aesthetic (including new framing and roofing) will be as laid out in the original plans.

Action Requested

No action is needed from the Town at this point. The Town, architect, and contractor are meeting bi-weekly to review progress and address any issues. I will keep the Board informed with the progress of the building throughout the month and more formally at each meeting during the construction project.

Attachments

None